

LEED COUNCIL

Advancing
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Opportunity

November 30, 2012

SUBMITTED THROUGH US POSTAL SERVICE

Environmental Management Support, Inc.
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8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

The Local Economic and Employment Development Council (LEED Council), doing business as "North Branch Works", is applying to the United States Environmental Protection Agency (US EPA) for funding under the Brownfields Area-Wide Planning Grant program. This organization will manage the funds and will be accountable to the EPA for proper expenditure of grant funding provided under a cooperative agreement. LEED Council's DUNS number is 149512373.

We are requesting \$200,000 from the US EPA for Brownfields Area-Wide Planning activities. The project is called the "North River Industrial Brownfields Redevelopment Plan" and is located in the City of Chicago, Cook County, Illinois. The population of the communities in which the Brownfields Area Wide Planning area is located 362,070 and the general population of the City of Chicago is 2,707,120 (as of the 2010 Census).

The contact for this project is Mike Holzer, Director of Economic Development. He will be the Project Director and can be reached at 773-929-5552 x225; mike@leedcouncil.org 1866 N. Marcey Street, Chicago IL 60614. Ted Wysocki, President and Chief Executive Officer, can be reached at 773-929-5552 x223; ted@leedcouncil.org; 1866 N. Marcey Street, Chicago IL 60614.

If awarded the grant, we intend to begin our project in July 2013 and complete it within 24 months, by end of June 2015.

Project Summary:

Three contiguous brownfields sites will be targeted as a 42 acre parcel for the **North River Industrial Brownfields Redevelopment Plan**. A. Finkl & Son's steel forging plant has been in operation since 1879. Gutmann Tannery (a leather tannery) operated at their location for approximately 100 years before closing. A. Lakin & Sons, a rubber recycler and manufacturer, has been operating since 1917. All three were among the heaviest industrial operations on the north side of Chicago.

LOCAL ECONOMIC AND EMPLOYMENT DEVELOPMENT COUNCIL

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Within two Chicago Planned Manufacturing Districts, these sites represent significant opportunity for new business growth. The Brownfields Area-Wide Planning Grant will provide the resources to create, with community engagement and professional expertise, viable options for equitable redevelopment in the form of industrial reuse and good-paying jobs. Once an area-wide plan is finalized, steps necessary to implement the plan will be undertaken with other resources.

For over 30 years, we have promoted environmentally sustainable economic development intrinsically linked to workforce development and job creation with our government and community relationships. Our primary partner on this project, The Delta Institute is a center of innovation that has been creating market opportunities for 15 years to achieve environmental sustainability and economic development in the Great Lakes Region. Both organizations have extensive experience in managing government contracts and development planning activities.

The project seeks to replace and expand job opportunities lost due to plant closures/relocations for low-income and middle income workers and residents in nearby communities. Economic competitiveness will be addressed through site assessment, market studies and other investigations and implementation strategies developed by the project, which will be greatly enhanced because the planning and development of the area will be informed by the six livability principles. We anticipate that this will lead to development of new, modern facilities to house the industry and businesses of the future for this area.

Sincerely,

A handwritten signature in black ink, appearing to read "Ted Wysocki", with a stylized flourish underneath.

Ted Wysocki
President and CEO

Cc: Deborah Orr, US EPA Region 5

NORTH BRANCH BROWNFIELDS AREA-WIDE PLAN

1. Community Need

The North Branch Industrial Corridor ("Industrial Corridor") on the near north side of Chicago was originally developed in the 1800's by manufacturers that used the Chicago River, which forms the spine of the Industrial Corridor, to transport goods to and from market. As recent as the early 1980's it still contained nearly 1,200 industrial firms that employed over 40,000. The decade of the 1980's saw a sharp decline in manufacturing firms and employment resulting in a loss of more than half the firms (down to 600) and employment down to 15,000 jobs by the mid-1990's. There were several reasons for the loss of manufacturing jobs but the main factors were: foreign competition; high interest rates /cost of capital; and a very local reason-- redevelopment and zoning pressure by non-industrial uses (mostly upscale residential and retail) leading to "industrial displacement", disinvestment and loss of good-paying jobs.

Land use pressure from upscale residential and retail development/gentrification in the area sped the rate of "industrial displacement" until North Branch Works "NBW" (formerly LEED Council) organized local firms, elected officials and the surrounding community to support the creation of Chicago's first Planned Manufacturing District (PMD) for the area known as the Clybourn Corridor in 1988. Four PMDs were eventually established for sub-areas of the Industrial Corridor. The PMD underscored the industrial zoning for the area, effectively slowing land use pressure by residential and commercial development. It provided land use assurance, helped stabilize jobs and reverse the downward trend of business and job loss. Studies conducted during the PMD campaign found that 75% of PMD workers lived within the City with 50% living within a 3-mile radius of the plant's location. Communities near the industrial corridor became the focus of NBW's job retention, training and placement efforts. Furthermore, jobs at firms located in the industrial corridor are high-paying "head-of-household" jobs with benefits that enable the workers to rent or purchase housing, raise a family and participate in the local economy. While the PMD helped stem the job loss and stabilize the larger industrial corridor, the decades of job loss have left the communities surrounding the industrial corridor with high rates of unemployment and underemployment.

This chart shows from the 2010 Census demographic information for the communities in and near the designated Planning Corridor that are targeted by North Branch Works' job retention, training and placement efforts and how they compare to the rest of Chicago.

Community Areas

	Population	Unemployment	Poverty Rate	Percent Minority	Median Household Income
Avondale	39,262	5.3%	16%	70%	\$46,519
Humboldt Park	56,323	10.9%	31.4%	94.6%	\$29,605
Logan Square	73,595	4.7%	21.7%	58.7%	\$49,610
West Town	81,432	2.9%	17.8%	40.9%	\$60,720
Hermosa	24,510	6.9%	19.9%	80.1%	\$42,418
East Garfield Park	19,438	13.8%	41.6%	96.4%	\$24,488
West Garfield Park	19,179	12.8%	39.9%	99.3%	\$23,033
Near West	48,331	7.7%	27.5%	52.3%	\$62,770
Chicago Public Housing	132,435	96.4%	93.2%	88.7%	\$12,214
Chicago	2,707,130	8%	20.9%	67.9%	\$46,877

**percentage of CHA households with incomes less than or equal to 50% of the community area median*

The three brownfields catalyst sites for this plan are A. Finkl and Sons, A. Lakin and Sons, and the former Gutmann tannery. The A. Finkl & Son's steel forging plant has been operating in the Corridor since 1879. The Gutmann Tannery (a leather tannery) operated at their location for about 100 years and A. Lakin & Sons, a rubber recycler and manufacturer, since 1917. They were among the heaviest industry on the north side of Chicago and together employed about 850 workers as recently as 2006. At nearly 42 acres they are 5.5% of the entire 760-acre Industrial Corridor. Devising a brownfields remediation and reuse strategy that results in opportunities for productive business reuse of these sites is instrumental in maintaining the zoning integrity of the PMDs and in retaining nearby industries such as General Iron Industries (200 employees), Ozinga Cement (200 employees at this plant), Sipi Metals (150 employees) and Horween Leather (150 employees)—all are located within 500' of the catalyst sites.

Remediation and reuse strategies are also important because of the impact of contamination on the nearby neighborhoods and on the North Branch of the Chicago River which is adjacent to these sites. Most sites in the Industrial Corridor have issues with four types of contamination from fill deposited after the Great Chicago Fire including **Heavy Metals** (mostly chromium), **PAH's**, **Asbestos** and, **PCBs**. All are known carcinogens. In addition, likely industry specific contamination at the sites includes:

- Likely contaminants at the Finkl Site include: **Heavy Metals**—lead, chromium; **Semi Volatile Organic Compounds** including PAH's, **Volatile Organic Compounds** and **PCB's** (often used in quench oils)
- At the Lakin site the likely contaminants are: **Semi Volatile Organic Compounds**, the main component of synthetic rubber used in tire manufacturing
- The Gutmann site likely has contamination from: **Heavy Metals**—chromium used in chrome tanning; mercury used in process.

The potential impact on nearby neighborhoods is through inhalation, ingestion and vapor intrusion. Likely contaminants are known to threaten the eyes, skin, kidneys, blood, heart, respiratory, nervous and lymphatic systems. The close proximity of low income and minority populations to brownfields within the Planning Corridor, especially at the Cabrini-Green and Lathrop public housing developments, coupled with poorer access to health care and limited mobility, put these populations at greater risk of suffering these negative health impacts. These operations also impact the Chicago River and communities down river from the Corridor as well.

2. Brownfields Area-Wide Planning Project Description

Project Area: The North Branch Planning Corridor is bounded by four commercial arterial streets: Halsted Street on the east; Western Avenue on the west; Belmont Avenue on the north; and North Avenue on the south. The North Branch of the Chicago River bisects the corridor with industrial and other business uses occupying both sides of the river from north to south. As the spine of the corridor, the North Branch provides its name. The Planning Corridor contains the northern half of the larger Industrial Corridor. It contains 70,940 residents in communities bounded by North Ave. to Belmont and from Halsted to Western Ave. as well as in portions of the community areas of Lincoln Park (east) and Logan Square (west). These neighborhoods are a subset of the communities identified above that are impacted by industrial job gains and losses in the Industrial Corridor. However, they are adjacent to the Industrial Corridor and as such are most impacted by the activity there. Historically they have been involved in the land use battles and in shaping the land use plan and policies for their neighborhoods and the Industrial Corridor.

The Planning Corridor contains the three (3) catalyst sites. All three are brownfields and they are contiguous to each other. The nearly 42 acre parcel they form is a rare assembly in this

highly developed part of Chicago. The largest site is 28 acres at 2011 N. Southport Avenue. It is owned and operated as a steel forging plant by A. Finkl and Sons. Finkl has purchased new a property on the southside of Chicago and is moving its operations. This move is expected to be complete in 2013. A. Lakin and Sons operated a tire retread and recycling business on an 8 acre site at 2044 N. Dominick Street. The third site is the 5.5 acre former Gutmann Tannery located at 1503-21 W. Webster. The Gutmann property is currently vacant.

According to the property owners environmental assessments have been done for all three sites and the Gutmann site has been remediated and received an NFR from the States. The likely contamination from general industry data for similar industries is listed in above. NBW hopes that the owners of these sites will be willing to share the environmental data from the assessments of their sites as the planning process progresses.

The North Branch Industrial Corridor has been the locus of a long standing land use battle between manufacturers, their employees and the working class neighborhoods that benefit from the head-of-household jobs they generate and upscale residential and retail real estate developers who are able to pay much more than manufacturers for land and have a very different vision for the future of the area. When the Planned Manufacturing District was established at the urging of the NBW in 1988 the dispute was settled in favor of the manufacturers and their jobs.

A. Finkl and Sons was a key advocate for the passage of the PMD. With Finkl leaving the neighborhood, the forces of gentrification are arguing that the area should be allowed to change. Yet, Chicago still needs good locations for new industrial jobs and the remaining manufacturers have invested heavily in their plants based on assurances that the area would remain zoned for industry. It is against this backdrop that the City of Chicago asked the LEED Council, its delegate agency for economic development in the corridor, to prepare a plan for these sites that meets the needs of the local industry.

Industrial redevelopment and job creation in the Planning Corridor is a real opportunity--not pie-in-the-sky. Since passage of the PMDs other brownfield sites in the North Branch Industrial Corridor have been cleaned up and reused for a variety of industrial uses. The Goose Island Industrial Park is a prime example of the positive impacts that can be gained when brownfield sites are cleaned up for industrial reuse and foretell the benefits we might expect from the brownfield catalyst sites identified in this proposal.

Goose Island is a 165-acre industrial district that contained a 30-acre brownfield that was an abandoned railroad yard owned by a real estate investment group. Despite passage of a PMD for the Island, the owners continued to speculate in hopes of eventually converting the land to residential uses. The property owners turned away potential industrial buyers who wanted to expand and relocate to the site. Responding to the pent-up demand by industrial firms for the site, NBW obtained a pre-development grant from the Local Initiative Support Corporation (LISC) and worked closely with the City to conduct studies and a planning process (including a Phase I environmental study, a site master plan, a property appraisal and a marketing plan that helped secure 15 tenants who signed letters of commitment to build on the site). When convinced of the demand for the site, potential for employment, growth and retention of industry, the City stepped in to negotiate on behalf of NBW and the firms interested in investing. The project moved forward resulting in nearly one million square feet of new industrial space built between 1997-98 and over one thousand jobs created on this brownfield site.

The Brownfields Area-Wide Planning Grant will provide the resources for NBW to create a realistic option for equitable development in the form of industrial reuse and new middle class jobs instead of jobs lost for new multi-million dollar homes and windfall real estate profits.

Work Tasks and Budget for U.S. EPA Funding

Task 1: Cooperative Agreement Oversight:

Cooperative agreement oversight includes reporting, partner meetings, grant coordination, and conference attendance related to the content of the cooperative agreement. A total of \$13,395 is budgeted for cooperative agreement oversight. \$1,300 in travel expenses is budgeted for one person to attend the USEPA brownfield conference (\$1,060 per person) + \$10/month x 24 months local travel. Because of the project team's experience with EPA Grant funds, they know the importance of managing the cooperative agreement well. Based on past experience, NBW anticipates providing about 5 hours per month for cooperative agreement oversight activities or 114 hours over a two-year duration. Staff costs are \$6,900 (75 hrs at \$56.38 Project Manager + 39 hrs at \$68.50 CEO). Contractual costs are \$5,195 for our sub-grantee, Delta Institute to participate in reporting and oversight meetings.

Task 2: Community Involvement:

Involvement of key stakeholders and the general public is integral for a successful brownfields area-wide planning initiative. The community involvement process for the Planning Corridor will include an expanded community involvement process:

- Creating a handout explaining grant, process and timetable in English and Spanish.
- Adding community resident and government representatives to NBW's Economic Development Task Force
- Scheduling expanded Task Force to meet at least every other month
- Hosting larger community charrettes and/or input sessions during each phase including:
 - Shared Goals and Objectives Development (1 session)
 - Redevelopment Plan (2 sessions – 1 to finalize goals and provide early planning input and 1 to review plan product)
 - Implementation Plan Review (1 session)
- Maintaining a website and social media to keep the community informed of progress and to obtain additional input
- Producing and send quarterly e-mail updates on planning progress
- Obtaining media coverage of key community involvement sessions
- Assessing community needs and desired goals and objectives for the area-wide plan through meetings and surveys
- Establishing draft and later final redevelopment goals and objectives
- Participating in plan creation and review

A total of \$35,776 is budgeted for community involvement. \$21,776 from the EPA grant and \$14,000 cost share from the NBW's LIRI contract with the City of Chicago.. This includes NBW staff costs of \$24,771. \$10,771 from the EPA grant (125 hrs x \$56.38 Project Manager + 175 hrs x \$21.28 Assistant) and \$14,000 LIRI contract (175 hrs x \$56.38 + 194 hrs x \$21.28). Supplies are \$1,805 for printing and mailing, copying documents, etc. Contractual costs of \$9,200 are for the Delta Institute, sub-grantee to assist with coordinating and conducting community involvement and outreach programs and presentations.

Task 3: Existing Conditions Research:

Existing conditions research is critical to obtaining the information needed to develop an area-wide plan that is grounded in reality and feasible to implement. As part of the existing conditions research, NBW will seek to obtain existing environmental information on the three catalyst sites and will hire an environmental contractor to analyze the impact of the likely

environmental conditions on the reuse options for catalyst sites and will recommend assessment and clean-up strategies that will support the area-wide plan.

A market analysis will be conducted to identify realistic opportunities to reuse each catalyst site and to take advantage of synergies and coordinated strategies for these sites. The market study will also look at these sites in the context of the opportunities these sites can provide for redevelopment in the larger planning corridor. The market analysis will be refined as the planning process progresses. A transportation/infrastructure analysis will also be conducted. The primary purpose of this analysis will be to assess the options for north/south access to the catalyst sites and whether to reopen Southport Avenue which was closed to create an industrial campus for Finkl. The traffic implications of likely redevelopment scenarios, potential greenway (riverwalk) connectivity opportunities and green infrastructure opportunities associated with the redevelopment options will also be assessed.

The total budget for the Existing Conditions Research Task is \$91,278. NBW staff time associated with the Existing Conditions Research Task is budgeted at \$6,778 (90 hrs x \$56.38 Project Manager + 80 hrs x \$21.28 Assistant). \$84,500 is budgeted for contractual costs. This includes \$14,500 for our sub-grantee, Delta Institute, to draft and manage the RFP process to select the contractors and to participate in the process of reviewing and incorporating their recommendations. \$10,000 is allocated for the environmental existing conditions research contractor. \$40,000 is budgeted for the market analysis and \$20,000 for the transportation/infrastructure analysis.

Task 4: Brownfields Site Reuse Planning:

Brownfields site reuse planning starts with the shared vision created through the thoughtful merging of community input and existing conditions research. Community goals and objectives such as sustainable/green development and/or job creation and employment connections will be combined with site constraints due to environmental clean-up strategies, market realities, as well as transportation and infrastructure needs.

A site planner will be hired to develop coordinated, complementary site plans and strategies for all three catalyst sites. A coordinated strategy is especially important because these sites are adjacent to each other. A piecemeal approach could diminish the redevelopment potential of all of the sites, impair the ability of nearby industries to operate, hinder the creation and retention of good head-of-household jobs and contribute to gridlock in the larger corridor. The redevelopment approach for the catalyst sites will impact and have significant implications for secondary sites in larger community planning corridor and corridor as a whole. These impacts and implications will be identified and incorporated into a draft of the area-wide plan.

The total budget for the Brownfield Site Reuse Planning Task is \$43,293. NBW will provide staff support budgeted at \$9,293 (100 hrs x \$56.38 Project Manager + 69 hrs x \$21.28 Assistant + 32 hrs x \$68.50 CEO). In addition, the budgeted site reuse planning costs include \$34,000 in contractual costs. This includes \$18,000 budget for our sub-grantee the Delta Institute for site reuse planning input and coordination as well as \$16,000 budgeted for a consultant to produce three site plans \$12,000 (3 x \$4,000) and \$4,000 for a draft of the area-wide plan.

Task 5-- Area-wide and Implementation Planning

The brownfield site plans and the analysis of the impacts and implications of these plans on the larger planning corridor will be finalized into an area-wide plan that includes a well crafted implementation plan. Task 5 will begin with an assessment of the draft plan to make sure it meets our goals and objectives. The likely environmental, social and economic impacts will be quantified and assess for consistency with the goals and objectives and the desired outputs and

outcomes that were developed to guide the planning process. The draft plan will be refined as necessary to meet our goals and then finalized. Once the area-wide plan is finalized, NBW will turn its attention to determining the steps necessary to implement the plan. This will include: identifying zoning and other regulatory changes needed, estimating the costs, identifying potential resources, assessing the capacity needed and strategies to fill the capacity gaps; determining a continuing collaboration structure/mechanism; and developing the implementation work plan including timetable, leadership, responsibilities.

The budget for finalizing the area-wide and implementation plan is \$30,258. This includes \$12,258 for NBW staff time (125 hrs x \$56.38 Project Manager + 100 hrs x \$21.28 Assistant + 45 hrs x \$68.50 CEO)) and \$18,000 in contractual costs. \$6,000 is budgeted for sub-grantee, Delta Institute for work to finalize the area-wide plan and to develop the implementation plan. Additional consultants for Plan Production, Design and Printing are budgeted at \$12,000.

North Branch Works Brownfield Area-Wide Planning Budget by Task

Expense	Task 1 Cooperative Agreement Oversight	Task 2 Community Involve- Ment	Task 3 Existing Conditions Research	Task 4 Site Reuse Plans	Task 5 Area- wide and Implementa- tion Plan	Total Budget
Staff	\$ 6,900	\$24,771*	\$ 6,778	\$ 9,293	\$12,258	\$60,000*
Travel	\$ 1,300					\$ 1,300
Supplies		\$1,805				\$1,805
Contractual	\$ 5,195	\$ 9,200	\$ 84,500	\$34,000	\$18,000	\$150,895
Total	\$13,395	\$35,776*	\$91,278	\$43,293	\$30,258	\$214,000*

* \$14,000 of this total is cost share leverage from the North Branch Works Local Industrial Retention Initiative [LIRI] Contract with the City of Chicago. \$200,000 is from the EPA grant.

Consistency with other Plans

The proposed Brownfield AWP is consistent with historical and recent planning efforts in the content of the plans and its strong emphasis on community engagement.

Plan for Industrial Chicago—North Side Industrial Corridors—This industrial land use plan was completed in 1994. It was the first of three such plans—for the north, west and south sides of Chicago. They were created as a result of the first PMD designation hearings. The controversy over the PMD led to a decision by Chicago's Planning Department to inventory all of the manufacturing-zoned land in Chicago. The Department, with input from elected officials, businesses and neighborhood groups in each area, identified which land should remain zoned for manufacturing and industrial use and which should be allowed to convert to other uses. The North Branch Corridor was identified as an industrial corridor in this document.

Planned Manufacturing Districts – Chicago Zoning Code – The Chicago City Council passed legislation to allow the creation of Planned Manufacturing Districts in 1988. PMD #1, established later that year and PMD #2 (est. 1991), is also in the proposed North Branch

Planning Corridor. Over the years, 12 additional PMDs have been established to guide zoning and investment decisions in Chicago as part of its industrial retention and development plans.

North Branch Model Industrial Corridor Plan—In 1996 the North Branch Model Industrial Corridor Plan was completed by the NBW with funding from the City of Chicago. This plan, an area-wide corridor plan, addressed the key obstacles to industrial retention and redevelopment in the Industrial Corridor as well as the relationship between the industrial corridor and the surrounding residential neighborhoods. Recommendations were made to improve the Industrial Corridor. The City then provided about \$1.5 million in seed capital to implement the most catalytic strategies and designated Tax Increment Financing Districts over much of the Industrial Corridor to provide an economic engine to support continued progress.

Lathrop Homes and Cabrini-Green Plans for Transformation—The Chicago Housing Authority prepared plans and received funding from HUD to transform the Cabrini-Green and Lathrop Homes public housing into mixed income communities. Both communities are intended to retain a core base of public housing residents as well as working and middle class residents that qualify for affordable units in addition to market rate housing. These plans call for job training and placement for the lower income residents of these communities. Both Cabrini and Lathrop are adjacent to the North Branch Industrial Corridor—Cabrini to the southeast and Lathrop, to the northwest, is in the Planning Corridor. Retaining and creating new head-of-household industrial jobs is critical to reach the employment goals in the transformation plans.

Chicago Sustainable Industries (CSI)—The Chicago Sustainable Strategies Initiative (CSI) is the City of Chicago's most recent effort to coordinate the economic, social and environmental aspects of Chicago's manufacturing sector as part of a comprehensive plan to promote industrial growth. It began this plan in 2011 with funds from a U.S. Department of Commerce grant for cities that have lost jobs due to international trade agreements. Their Phase One: A Manufacturing Work Plan for the 21st Century continues to identify the North Branch Industrial Corridor as a key component of Chicago's industrial base.

"A Plan for Economic Growth and Jobs" published in 2012 by World Business Chicago identifies "become a leading advanced manufacturing hub" as its #1 transformative strategy for economic growth.

Tracking and Measuring

NBW's goal is to create a Brownfields AWP that results in the clean-up and complementary redevelopment that optimizes the potential of the three catalyst brownfield sites to accomplish the goals and objectives and results in the outputs and outcomes that will lead to success.

Outputs (Short-Term)

Outcomes (Short-Term and Long-Term)

<ul style="list-style-type: none"> - Broad based, effective plan oversight group - Shared vision, goals and objectives developed for plan - Existing conditions research provides data driven input - Redevelopment plans developed for 4 catalyst sites - Site assessment and clean-up strategies complement redevelopment plans - Brownfields area-wide plan including implementation plan complete 	<ul style="list-style-type: none"> - Acres of remediated - Acres of land redeveloped - Acres of green space, buildings, businesses and infrastructure built - Jobs created/retained including # of corridor residents employed at redeveloped sites - Public and private investment leveraged - Square footage of new uses that correspond to plan recommendations - Number of residents and stakeholders involved in implementation structure
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NBW will track and measure the following outputs and outcomes quarterly throughout the process to ensure successful grant performance. The brownfield program and approaches will be adjusted if necessary to meet or exceed plan.

Leveraging

NBW understands that the Brownfield Area-Wide Planning Grant funding alone will not provide the resources for all activities needed to plan for the redevelopment of the catalyst sites in the Planning Corridor. Therefore, NBW has worked with the City of Chicago and LISC to secure additional support for this crucial planning effort. \$14,000 from the NBW's existing LIRI contract will be used to help support NBW's staff as a cost share. \$25,000 already verbally proposed to and supported by LISC will be leverage used to market the sites since these are not EPA eligible costs. Additionally, there are dozens of federal, state, and local incentives and programs that can be used to support redevelopment projects. Private investment, in-kind labor, grants, loans, tax abatements, tax credits, tax increment financing, and/or private equity will be deployed to make brownfield redevelopment projects economically feasible and successful.

NBW is experienced at identifying and leveraging resources to support brownfield redevelopment. The vast majority of the funds for clean-up and redevelopment of the catalyst sites will be private capital; however, public funds can be accessed to facilitate reuse. Although there isn't an existing TIF that covers the catalyst sites, it is a likely source of support for their industrial redevelopment. Extraordinary costs such as seawall reconstruction, environmental clean-up, demolition and foundation removal are often paid for through TIF. The catalyst sites are located within a State Enterprise Zone that provides for state and local tax incentives and regulatory relief. Loan programs such as federal SBA 504 and 7(a) loans or at the state level Illinois Finance Authority Industrial Development Bonds are possible sources of financing. The Illinois EPA Green Infrastructure Grant Program could be a source of green infrastructure funds.

3. Community Engagement and Partnerships

North Branch Works has supported on-going community engagement and partnerships during its 30 year history to advance our two-fold mission of place-based community development focused on (1) industrial retention and development of two large industrial corridors located on the Near North side of Chicago that (2) targets low income residents from the surrounding community to offer quality vocational and job readiness training and job placement services that leverage economic opportunities for community residents and area businesses alike. NBW develops leadership among area businesses, key neighborhood institutions/groups to advance our mission. We partner with groups representing the low income

and working class communities in our service area as well as groups that represent the gentrified areas nearby to create support for industrial retention and growth in the Industrial Corridor. We also partner with business associations, educational institutions, work with local elected officials and city departments and others to inform our work and update our strategic plans to implement effective work-plans and strategies to reach the goals and objectives in those plans.

Organizing support for and establishing the PMDs was the fundamental step taken by NBW to stabilize the land use and provide much needed zoning support at the city level to begin to address other needs of the business and low-income communities in the area. With the PMDs in place, NBW then established a regular community outreach program with area businesses and property owners in the district to monitor their business health, encourage growth and investment, address issues, and provide assistance as needed. Since the area is one of the oldest industrial corridors in the City, there are many obstacles to business expansion, redevelopment and growth. These include numerous outmoded buildings not suitable for the needs of modern industry, abandoned sites with redevelopment barriers such as environmental contamination, outdated infrastructure such as poor roads, bridges, low viaduct heights and crumbling river seawalls that create costly barriers to business retention, growth and redevelopment.

NBW has taken steps to address these and other issues as they arise in our industrial corridor and workforce development efforts. They include:

- Organizing to create leadership and support resulting in passage of four PMDs (the Clybourn Corridor [1988], Goose Island & Elston Corridor [1991] & the Chicago-Halsted PMD [1998]) for our industrial corridor;
- Assisting in the active reuse/redevelopment of numerous brownfield sites in the North Branch and Addison Industrial Corridor (on-going);
- Fed Ex Development on Goose Island [1995-96]—creation of a Tax Increment Financing District to support redevelopment costs including environmental cleanup, infrastructure investment including industrial street and river seawall reconstruction and negotiation of a TIF-funded community hiring agreement between Fex Ex and residents of Cabrini Green resulting in placement of 96 Cabrini residents in jobs;
- 30-acre Goose Island Industrial Park 1997-98--Pre-development work on a former abandoned rail yard resulted in identification/commitment of 15 firms seeking to move to the park. Lead tenant Republic Windows and Doors eventually hired 750 employees and built a 375,000 sf. plant. Two tenants, Republic and Jetro, sign hiring agreements with NBW, who worked with residential groups in Cabrini-Green and West Town, to place over 100 area residents in jobs;
- Cotter/Costco Campaign 1999-2000—NBW worked with the Logan Square Neighborhood Association to halt plans to rezone the former Cotter & Company industrial site to create high-end residential community along the river and support a Costco Warehouse Club on the site. The team negotiated for wages and benefits and obtained a commitment by Costco to work with both LEED and LSNA to use TIF to fund a job training and placement program that targeted Lathrop Homes public housing residents. The program results in 65 Lathrop residents hired at Costco.
- Copper Lamp Green Exchange Campaign 2005-on-going: Business development creating 1000 jobs with employment connection to local residents through worklocal.org.

As described above, NBW has always incorporated community involvement in projects and will continue this tradition with the Brownfields Area-Wide Planning Grant. At its November 7th, 2012 board meeting, NBW passed a motion to form a task-force of board

members and other stakeholders. (The NBW board has 28 members who represent industrial firms (including Finkl) located in the industrial corridor, a former alderman whose ward contains one of the catalyst sites, residents of the area, and supportive professionals.) The board motion called for staff to recruit a task-force charged with overseeing a redevelopment planning process specifically for the three "catalyst sites" and to seek resources to support this work including applying for this EPA Brownfields Area-Wide Planning Grant and LISC funding. In addition to NBW board members, the task-force will be comprised of a representative of the local electric utility, members from nearby community groups representing residential property owners to the east (a gentrified area) as well as groups representing low-income and working-class households located in the NBW service area including the Lathrop Homes public housing site and the former site of Cabrini-Green. Several community stakeholders groups, area residents and professionals with expertise in planning, development and environmental remediation have expressed interest in the area-wide planning process.

Below is a list of stakeholders who are or will be involved in the project:

- Logan Square Neighborhood Association-- represents communities in the west of Planning Corridor
- City of Chicago Department of Housing and Economic Development
- Alderman Waguespack (32nd Ward)-- represents part of the Planning Corridor
- Alderman Smith (43rd Ward)-- represents part of the Planning Corridor
- Ranch Triangle Association-- represents communities east of the Planning Corridor
- General Iron-- Operates a plant adjacent to the catalyst sites
- Ozinga Cement-- Operates a plant adjacent to the catalyst sites
- Sipi Metals-- Operates a plant near the catalyst sites
- Horween Leather-- Operates a plant adjacent to the catalyst sites

We will seek the active involvement of the owners of the three catalyst sites.

NBW will hold community meetings, site tours, and design charrettes to obtain additional community involvement. The task force will meet quarterly for a period of two years (8 meetings minimum). Four community meetings will be held. The first will be shortly after the announcement of the EPA award to develop shared goals and objectives for the area-wide planning process, the second at the 6-8 month progress point when the goals and objectives are drafted the third at the 16 month point when the site plans are drafted and the 4th at the 24 month project planning culmination point. NBW staff will also conduct a tour of the catalytic sites, the planning area and the larger service area. NBW has a website, facebook page, twitter account and a web-based, weekly email newsletter that is used to communicate with its members, and the community at large. All of these communication tools will be deployed to provide effective communication updates regarding the project and its progress throughout the planning process.

4. Community Benefits

Brownfield Assessment & Area Revitalization

Benefit to the community will be clean up and productive reuse of the three catalyst sites that results in maintaining PMD appropriate zoning at these sites that promotes industrial reuse at the sites. This will retain the integrity of the entire PMD zoning district and the head-of-household jobs at existing firms nearby and throughout the district. While it is impossible to know how many jobs will be created on the catalyst sites, the 30 acre Goose Island industrial park redevelopment in the Industrial Corridor resulted in over 1,000 new jobs, the addition of nearly one million sf of new industrial space and over \$300,000,000 in private investment--just on the 30 acre site alone. This helped leverage additional private investment and jobs elsewhere on the

Island so that today, there are almost 5,000 jobs at nearly 100 firms located there. Similar results could be expected from the similarly sized catalyst sites. Eventual redevelopment of the three catalyst sites generated from the North Branch Area-Wide Plan will result in private investment by businesses, providing good-paying jobs, services and amenities both needed and desired by the residential communities located in the brownfield planning area. Because the catalyst sites will be redeveloped within the context of an area-wide plan, traffic congestion and other potential negative impacts of redevelopment will be minimized. Benefits will be maximized to meet the goals and objectives of the community. These benefits included:

- Ending pollution caused by current operations at these sites; clean-up of contaminated sites and identification of pollution mitigation strategies and techniques.
- Realistic plan developed to deal with the catalyst sites and to attract new cleaner industrial and other jobs-producing businesses.
- Replacement of jobs lost due to relocation or plant shutdown that provide opportunities for unemployed and underemployed job seekers from the NBW service area.
- Reuse of existing energy capacity. There is large electrical generating capacity at the Finkl site that was used to fire their arc-furnaces. This project will explore the potential to reuse this electrical generating capacity for other users such as large data centers or other industrial uses that would require/benefit from this existing infrastructure.
- Assessment of reuse potential of existing buildings and infrastructure including possible reopening of Southport Avenue. (Southport was closed through a City economic development program and vacated to Finkl for expansion approximately 15 years ago) to create more useful street grid and layout for an industrial park;
- Due to the location of all 3 sites along the North Branch of the Chicago River this project will consider how reuse of the sites can enable river-edge design features (paths, landscaping, natural river bank stabilization) that benefit the new businesses that will locate there (such as outdoor eating, walking and contemplative areas for workers) as well as provide opportunities for improved public access to encourage river kayaking, canoeing, bird watching and other outdoor activities that embrace the river; creation of protected bike lanes, bike storage facilities and other bike infrastructure as part of street grid design and implementation.

Advance HUD-DOT-EPA Partnership for Sustainable Communities Livability Principles

The project seeks to advance all six livability principles of the HUD-DOT-EPA Partnership for Sustainable Communities as well as addressing other sustainable and equitable development outcomes sought under the Brownfields Area-Wide Planning Grant.

There are inherent strong "sustainability characteristics" in seeking to continue productive re-use of the catalyst sites and ensuring land use stability in the Planning Corridor. The districts' location, transportation amenities and competitiveness remain intact and can be strengthened with renewed emphasis on these "livability principles". For example, due to the location factors the workers at these plants live within easy commuting distance on public transportation (75% live in Chicago with 50% of that group live within a 3-mile radius of the plant location).

Reuse of these sites for continued industrial and business use will lead to improved transportation outcomes because of the transportation infrastructure already in place in the area. The Corridor is served by water, rail and is within ½ mile of Interstate 94. Buses, rapid transit and commuter rail service the Corridor. The project can enhance these outcomes by designing further transit enhancements such as expanding an already in place bus shuttle route serving part

of the Industrial Corridor. A skeletal bike route system already in place could be enhanced by planning for installation of "protected" bike routes to service the sites. Connections to a nearby commuter train station will be strengthened by the project and result in additional congestion mitigation benefits by leveraging this existing train station with routes to the north and northwest metro regions and reducing the need for auto commutes.

The project seeks to replace and expand job opportunities lost due to plant closures/relocations for low-income and middle income workers and residents in nearby communities. Residents are mostly minorities ranging from 40.87% in the West Town Community Area to 99.3% in West Garfield. Jobs resulting from the project will help stabilize these communities and result in more equitable opportunities in these areas. As NBW has demonstrated in the past through negotiating hiring agreements that target disadvantaged populations, new industrial and business park development can leverage job opportunities for these communities. We anticipate similar outcomes for this project in the form of hiring agreements and other formal linkage agreements that benefit these disadvantaged communities.

Economic competitiveness will be addressed through site assessment, market studies and other investigations and the implementation strategies developed by the project. We anticipate that this will lead to development of new, modern facilities to house the industry and businesses of the future for this area. The competitiveness of the project will be greatly enhanced because the planning and development of the area will be informed by the six livability principles.

Support for the existing industrial and business community surrounding the catalyst sites will be ensured by the area-wide nature of the plan. It will lead to reuse plans and strategies that remain compatible with existing firms and ensure that benefits for those firms are considered and achieved where possible. The same outcomes are expected for adjacent residential communities. The planning charrettes designed for these areas will elicit input and solve problems and/or provide opportunities for the residential parts of the Planning Corridor. For example, we know that traffic congestion, transportation connections, employment opportunities and recreation are important to residents in these areas. The project can reconfirm these needs and explore ways to create lasting benefits for each.

5. Programmatic Capability and Past Performance

North Branch Works Qualifications

The Local Economic & Employment Development [LEED] Council, now doing business as *North Branch Works*, is the leading community development organization in the North River and Addison Industrial Corridors. For over 30 years, our local expertise, along with our city and community relationships, has helped promote environmentally sustainable economic development intrinsically linked to workforce development and job creation. We emphasize new economic growth, proper land use and area revitalization through business advocacy and innovative solutions. We also train disadvantaged un- and underemployed workers, enabling them to acquire marketable job skills and the opportunity to obtain jobs with good wages.

Our Economic Development Division serves several distinct business areas on Chicago's near north side as a long-standing delegate agency of Chicago's Department of Housing and Economic Development. We provide business and land-use planning, development and retention services to companies in the North River Industrial Corridor, which includes the Clybourn, Goose Island, Chicago/Halsted and Elston Planned Manufacturing Districts, the Halsted Triangle and the North and Clybourn retail district. In 2011, the City expanded our service area and we now also provide these services in the Rockwell and Addison Industrial Corridors. The corridors contain 800 businesses covering many sectors--from food processing to steel manufacturing.

Ted Wysocki, *President & CEO*, since February 2002. Previously he served for 17 years as President & CEO of the Chicago Association of Neighborhood Development Organizations (CANDO), which worked with the City's Department of Planning & Development to designate "*Model Industrial Corridors*" and launch "*Retail Chicago*." He managed a Federal Empowerment Zone contract for CANDO's *Brownfield Redevelopment Institute* in 1995. From 1996 through 1998, Ted served a three-year term on the Federal Reserve Board's Consumer Advisory Council. Ted is the Immediate Past Board Chairman of the National Community Reinvestment Coalition. In 2011, Ted was appointed by Governor Pat Quinn to the Illinois Compliance Advisory Panel (CAP) to the state's Small Business Environmental Assistance Program (SBEAP), which is federally mandated to assist small firms in understanding environmental requirements to achieve compliance.

Mike Holzer, *Director of Economic Development*. He joined the LEED Council in 1988 as an intern while finishing his Master's Degree in Urban Planning and Policy at the University of Illinois at Chicago. He rallied support from industry and nearby residents to help create the city's first Planned Manufacturing District, the Clybourn Corridor PMD in 1988 and then subsequently for the Elston Corridor, Goose Island and Chicago Halsted PMDs. He managed the development of the North Branch Industrial Corridor's Model Industrial Corridor Plan, an area-wide plan created for the Corridor 15 years ago. He worked on the development of the 30-acre Goose Island Industrial Park, involving himself in environmental studies, site planning, property appraisal and recruitment of business users for the park. He negotiated a ground-breaking hiring agreement between Fed EX, a tenant in the Goose Island PMD, and the Cabrini-Green community, in which the LEED Council trained and placed 100 community residents in jobs using Tax Increment Financing.

Krista Kahle Elam (AICP), *Assistant Director for Sustainable Economic Development*, since January 2010. She has focused on the Green Exchange (Gx), supporting green business start ups by marketing a below-market rate micro-loan product to tenants leasing space at Gx and by placing community residents in jobs there. She is also planning the redevelopment of the Rockwell Corridor as a "Sustainable Industrial Park" to provide for growth of existing businesses and attract new businesses with an emphasis on providing manufacturing or distribution space for Gx tenants and other green businesses. She is a past member of the 35th Ward Zoning Advisory Committee. She worked at URS Corporation in Chicago for eight years and as consultant planner for planning firm ATCS most recently. She received her Masters of Community Planning from the University of Cincinnati, OH.

NBW has successfully managed many federal, state, and city grants. Some of these originated from federal sources such as CDBG. Examples are:

- In 2008, NBW obtained a \$573,000 grant from the US Department of Health & Human Services Office of Community Services to partner with a for-profit development team to develop a below-market rate micro-loan program to assist tenants who agree to hire federally designated individuals (unemployed, low-income, residents of public housing or formerly incarcerated individuals) moving into the project. The project is a \$53 million building-reuse that is redeveloping a 4-story, 275,000 sf former industrial mfg. building into a multi-tenant center focused on attracting and developing sustainable businesses that advance the green marketplace in Chicago. Called the Green Exchange, the project has received national attention and currently houses more than ten, mostly small businesses who employ over 1,000 workers (one employer, Coyote Logistics employs nearly 900 workers). To date, NBW has closed on one loan for a tenant for \$103,000 who

has committed to hiring 12 OCS-eligible workers with three other tenants in the early stages of applying for a loan. NBW is current on our reporting requirements with US DHHS/OCS and the project is still underway.

- City of Chicago, Department of Housing and Economic Development, Local Industrial Retention Initiative (LIRI)--\$56,000 (2012). NBW is nearing its 30th year of managing this contract focused on building relationships with existing industrial firms in the North Branch and now, since 2012, adding the Addison Industrial Corridor. In addition, this contract also results in maintenance and promotion of a "toolbox" of economic and workforce development incentives to local firms to support private investment and growth in these corridors. NBW leverages this contract to create additional supports and resources to address local needs such as the creation of the North River Corridor Infrastructure Task Force that brings together firms with infrastructure needs with the Chicago Dept. of Transportation and other agencies and groups to address issues.
- IL Dept. of Commerce & Economic Opportunity Urban Weatherization Initiative (\$250,000) for Home Energy Auditor Training. June 2011 -- December 31, 2012. Required quarterly program and financial reports on outcomes and expenditures, which were submitted on a timely basis. Final outcomes pending trainees' December completion of exams for Building Performance Institute certifications.
- Chicago Dept. of Housing & Economic Development Community Jobs Initiative (\$225,000) for Work Local job placements. January 2011 -- December 31, 2012. Required monthly vouchering for expenditures and quarterly reporting on program outcomes, which were submitted on a timely basis. Final outcomes on job placements pending a no-cost extension of at least three months to be negotiated due to continued challenging economic times

Delta Institute Qualifications

The Delta Institute is a partner to North Branch Works in all aspects of implementing the Brownfields Area-Wide Planning grant including cooperative agreement oversight, community involvement, existing conditions research, site reuse planning, and area-wide and implementation planning. The Delta Institute is a sub-grantee for this grant and brings unique experience in area-wide planning, sustainable/green redevelopment opportunities, brownfield clean-up, reuse and financing.

Founded in 1998, The Delta Institute is a non-profit organization based in Chicago with offices also in Lansing, MI. Delta is a center of innovation that creates market opportunities to achieve environmental sustainability and economic development in the Great Lakes Region. They develop and implement practical solutions to build regional economies that are job rich and inclusive. Delta has a multidisciplinary team (currently, with 18.5 FTE) of engineers, planners, economists, scientists, technicians and administrators from a wide variety of training and backgrounds. Delta staff members are pragmatic problem solvers who tackle difficult problems and implement projects that reduce the impacts of environmental degradation and enhance economic development opportunities. As experienced conveners, Delta works with business, government, communities and citizens to create effective partnerships.

In the past five years, the Delta Institute and its affiliates have received and successfully managed over \$20 million in grants for its brownfields and sustainability programs from federal, state, local and private sources. Delta also raised over \$40 million in investment capital and loans to support its initiatives. The Delta Institute and its affiliates (the Delta Redevelopment Institute and Great Lakes Region Sustainability Funds) and staff have decades of knowledge and

expertise relating to the sustainable redevelopment of brownfields, economic development and area-wide planning. Delta's staff has worked as a sub-contractor on numerous EPA clean-up and assessment grants as well as the grantee for an \$800,000 K-6 cooperative agreement with the EPA. Delta has successfully managed a \$15 million allocation of New Markets Tax Credits from the US Treasury Department for brownfield redevelopment projects as well as numerous other federal grants focused on other environmental issues. For example, over the past five years Delta successfully managed over \$775,000 in EPA grants to coordinate the Lake Michigan Forum and Lake Michigan Academy. Delta has received two USDA grants in the past two years-- \$150,000 USDA ERS grant and \$400,000 USDA NRCS grant. Over the past three years Delta has been managing a \$2,689,000 EECBG sub-grant from a US DOE grant to Cook County. And, within the last five years Delta Redevelopment Institute managed a \$1.9 million sub-grant from HUD to the City of Chicago for Lead Abatement. Delta has also managed over \$3 million in city and state weatherization related grants in the past five years. All of these grants have been managed successfully.

Donna Ducharme, *Senior Advisor*, has 30 years of executive level experience in economic development, area-wide planning and brownfield financing and redevelopment. Ms. Ducharme was the founder and CEO of the Delta Institute from its inception in 1998 until July, 2011. She created Delta's brownfield program including piloting examples of new green economy reuse on brownfield sites and establishing a New Markets Tax Credit Fund to invest in brownfield redevelopment projects. Prior to her work at Delta she was Deputy Commissioner for Industrial Development at the City of Chicago's Planning Department for three years where she developed Chicago's brownfield program in partnership with the Department of Environment and established the industrial corridors program that included creating a dozen area-wide plans for industrial corridors and their surrounding neighborhoods throughout Chicago. Ms. Ducharme founded and was Executive Director of the LEED Council (now North Branch Works) and was instrumental in creating Chicago's Planned Manufacturing District Ordinance, catalyzing new industrial investment. Ms. Ducharme has a bachelor's degree in urban studies from Carleton College and a master's degree in city planning from MIT. Ms. Ducharme is a current member of the U.S. EPA's Environmental Finance Advisory Board.

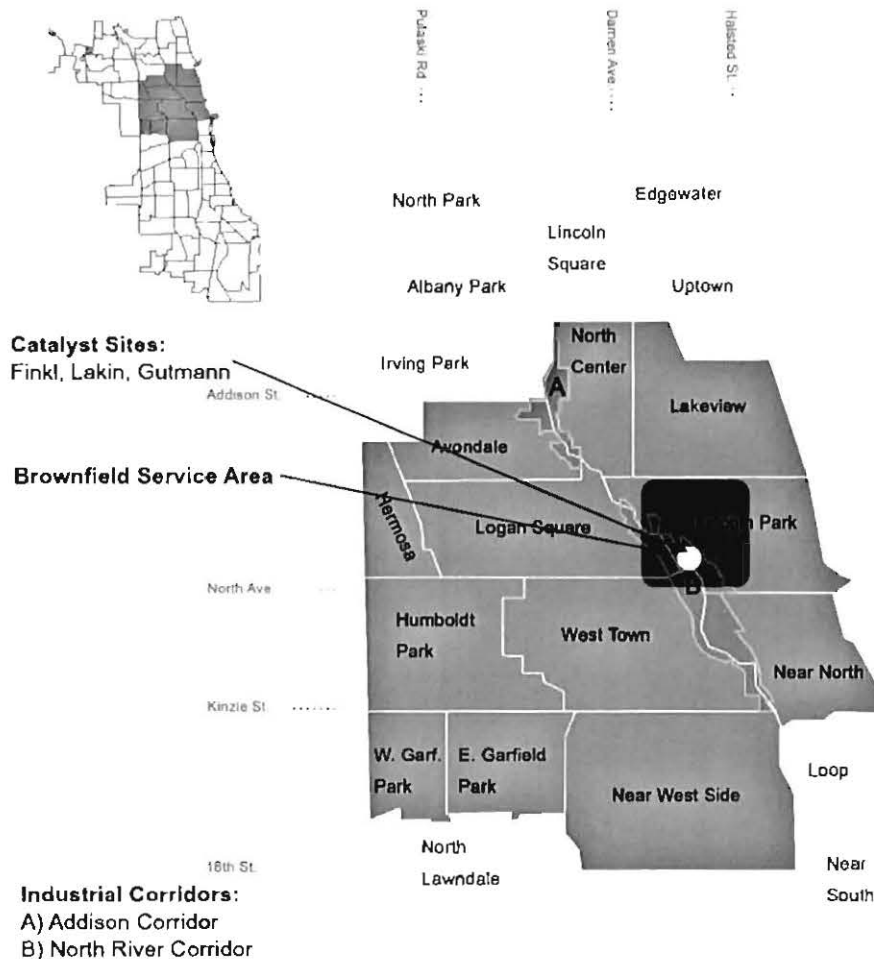
Margaret Renas, P.E. and LEED AP, *Project Manager*, is an environmental engineer experienced with the remediation of hazardous waste sites. Areas of expertise include air monitoring, Phase II site investigations, SI/ROR/RAP/RACR report preparation, and Phase III remediation planning and overall site management including management of a 17 million 5.2 acre USEPA Superfund (formerly Illinois SRP) site. At Delta, Ms. Renas is responsible for project management and implementation of sustainability related projects including: energy efficiency programs; waste management initiatives (i.e. management of construction and demolition debris and electronic waste), sustainability plans and product certifications; process mapping programs for the manufacturing sector; quality assurance/quality control for weatherization programs; and consulting, research and analysis for LEED green building design. Ms. Renas received a B.S., in Mathematics, from Purdue University and an M.S., in Environmental Engineering, from the Illinois Institute of Technology.

Appendix 1: Threshold Criteria Worksheet

Name of Applicant: Local Economic and Employment Development Council

1. **Applicant Eligibility:** We are a non-profit. Please see the letter from the IRS following Appendix 1.
2. **Location of proposed BF AWP project area:**
Our "brownfields planning area" includes the area surrounding the three (3) catalyst sites, and is defined as the area encompassed by North Avenue on the south, Belmont Avenue on the north, Halsted Street on the east, and Western Avenue on the west. The Chicago River runs through this area, and the catalyst sites are on, or close to, the river.

a. The map is below.



3. **Identify the specific catalyst, high priority brownfields sites with the proposed BF AWP project area around which your project will focus:**

We have three (3) separate but adjacent sites in our planning area for a total project site acreage of 41.5. They are all in the Lincoln Park community area of the City of Chicago and are on the east side of the Chicago River. The first site is called "A.Finkl & Sons", located at 2011 N. Southport, total of 28 acres; the second site is called the "Former Gutmann Tannery", located at 1503- 1521 W. Webster, totaling 5.5 acres; and the third site is "Lakin & Sons", located at 2044 N. Dominick, totaling 8 acres. Information for each site is presented below.

a. **Basic Brownfields Site Information:**

SITE 1: A. Finkl & Sons Site, 2011 N. Southport, Chicago IL 60614

b. Our site is not any of the following: listed or proposed for listing on the National Priorities List; subject to unilateral administration orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and subject to the jurisdiction, custody, or control of the U.S. government.

c. **Type of Contamination or Potential Contamination, at the site.** An issue is the proximity of these catalytic sites to known sites that were used in manufacturing natural gas from coal—there are numerous sites that once housed these plants within the North Branch Corridor. The risk is heavy metals contamination. It is common for industrial sites in this area to have issues with landfill contamination (4 types) from the Great Chicago Fire:

1. *Heavy Metals (mostly chromium –hex -6 is a known carcinogen)*
2. *PAH's (oils-which are carcinogens)*
3. *Asbestos-a known carcinogen*
4. *PCBs –a known carcinogen*

In addition, this site contains:

- Heavy Metals—lead, chromium
- Semi Volatile Organic Compounds including PAH's
- Volatile Organic Compounds
- PCB's are often used in quench oils (where they dunk the hot steel into water) because the PCB's won't break down in heat

d. **Date of the EPA's prior determination:** Not applicable.

SITE 2: "Former Gutmann Tannery", 1503- 1521 W. Webster Chicago IL 60614

- b. Our site is not any of the following: listed or proposed for listing on the National Priorities List; subject to unilateral administration orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and subject to the jurisdiction, custody, or control of the U.S. government.
- c. **Type of Contamination or Potential Contamination, at the site.** An issue is the proximity of these catalytic sites to known sites that were used in manufacturing natural gas from coal—there are numerous sites that once housed these plants within the North Branch Corridor. The risk is heavy metals contamination. It is common for industrial sites in this area to have issues with land fill contamination (4 types) from the Great Chicago Fire:
1. *Heavy Metals (mostly chromium –hex -6 is a known carcinogen)*
 2. *PAH's (oils-which are carcinogens)*
 3. *Asbestos-a known carcinogen*
 4. *PCBs –a known carcinogen*

In addition, this site contains heavy metals—chromium used in chrome tanning; mercury used in process. However, the owners indicated that remediation has taken place on this site and that they have received a “No Further Remediation” letter from the State of Illinois.

- d. **Date of the EPA's prior determination:** Not applicable.

SITE 3: “Lakin & Sons”, located at 2044 N. Dominick Chicago IL 60614

- b. Our site is not any of the following: listed or proposed for listing on the National Priorities List; subject to unilateral administration orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and subject to the jurisdiction, custody, or control of the U.S. government.
- c. **Type of Contamination or Potential Contamination, at the site.** An issue is the proximity of these catalytic sites to known sites that were used in manufacturing natural gas from coal—there are numerous sites that once housed these plants within the North Branch Corridor. The risk is heavy metals contamination. It is common for industrial sites in this area to have issues with land fill contamination (4 types) from the Great Chicago Fire:
1. *Heavy Metals (mostly chromium –hex -6 is a known carcinogen)*
 2. *PAH's (oils-which are carcinogens)*
 3. *Asbestos-a known carcinogen*
 4. *PCBs –a known carcinogen*

This site likely contains Semi Volatile Organic Compounds, which are the main component of synthetic rubber used in tire manufacturing.

d. **Date of the EPA's prior determination:** Not applicable.

4. **Ineligible Activities:** N/A

5. **Letter of Support:** We have a letter of support from the City of Chicago's Department of Housing and Economic Development.

OGDEN UT 84201-0038

In reply refer to: 0438081548
Oct. 26, 2012 LTR 4168C 0
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LOCAL ECONOMIC & EMPLOYEMENT
DEVELOPMENT COUNCIL INC
% THEODORE WYSOCKI
1866 N MARCEY ST
CHICAGO IL 60614-4820



003548

Employer Identification Number: 36-4441222
Person to Contact: Sarah Jensen
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Oct. 17, 2012, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(03) of the Internal Revenue Code in a determination letter issued in November 2001.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.



To all to whom these Presents Shall Come, Greeting:

I, Jesse White, Secretary of State of the State of Illinois, do hereby certify that

LOCAL ECONOMIC AND EMPLOYMENT DEVELOPMENT COUNCIL, INC., A DOMESTIC CORPORATION, INCORPORATED UNDER THE LAWS OF THIS STATE ON MARCH 30, 2001, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE GENERAL NOT FOR PROFIT CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS IN GOOD STANDING AS A DOMESTIC CORPORATION IN THE STATE OF ILLINOIS.



Authentication #: 1229801478

Authenticate at: <http://www.cyberdriveillinois.com>

In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this 24TH day of OCTOBER A.D. 2012 .

Jesse White

SECRETARY OF STATE



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

CITY OF CHICAGO

November 26, 2012
Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Dear Mr. West:

The Department of Housing and Economic Development (DHED) supports the application by North Branch Works [formerly known as the Local Economic & Employment Development (LEED) Council] to the US Environmental Protection Agency for a Brownfields Area-Wide Planning Grant to facilitate community planning, research and other technical assistance toward the development of an area-wide plan and implementation strategy to facilitate the reuse of the A. Finkl and Sons Steel plant and adjacent brownfield sites located in the Clybourn Corridor Planned Manufacturing District on Chicago's near north side. A. Finkl & Sons stood at this site for over one-hundred years but is now in the process of relocating to a new, state of the art steel plant on the south side of Chicago. We are therefore beginning a consideration of future uses for the original site and believe that the study proposed by North Branch Works will inform our thinking.

North Branch Works is a non-profit, community-based economic development organization and a delegate agency funded in part by our Department to deliver industrial retention and development services to companies in the North Branch and Addison Industrial Corridors in Chicago. We view the pending proposal to EPA as an extension of the work they have been doing with the City. North Branch Works has participated in or led similar efforts in the past, including an initiative that resulted in development of a 30-acre, former railroad yard into the Goose Island Industrial Park, a catalytic project that has added a significant number of jobs and firms to this industrial district.

The Department encourages organizations like North Branch Works to bring reuse and redevelopment plans to the City for consideration. We will provide data and planning assistance to the process, as appropriate, should it receive EPA funding. Of course, we reserve the right to review and/or endorse the plans and strategies that result from this process at their conclusion.

Thank you for your consideration. Please feel free to contact me if you have any questions regarding this matter.

Sincerely,


Andrew Modney
Commissioner



LEED COUNCIL

Advancing
Economic
Opportunity

EPA Brownfields Area-Wide Planning Grant

North Branch Works


North River Industrial Brownfield Redevelopment Plan

Project Milestones

- Month 1-- Form Planning Task Force
- Month 2-- First Task Force Orientation Meeting
- Month 3-- Community Charrettes Complete
- Month 5-- Goals and Objectives Drafted
- Month 10--Existing Conditions Research Complete
- Month 15-- Site Reuse Plans Developed
- Month 20-- Area-wide Plan Draft Complete
- Month 24-- Area-wide Plan and Implementation Plan Finalize

LOCAL ECONOMIC AND EMPLOYMENT DEVELOPMENT COUNCIL

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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

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Thank you for your consideration. Please feel free to contact me if you have any questions regarding this matter.

Sincerely,

Andrew Modney
Commissioner

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602



Lathrop Leadership Team

c/o Logan Square Neighborhood Association
2840 N. Milwaukee Ave., Chicago, IL 60618

November 29, 2012

Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Dear Mr. West:

I chair the Lathrop Leadership Team, a committee of residents of Chicago's Julia C. Lathrop Homes that has grown to include former residents (alumni), neighbors and leaders of local institutions. The Lathrop Homes is an ethnically diverse, low-rise public housing development built in 1937-38. Currently, in partnership with the Logan Square Neighborhood Association, we are urging the Chicago Housing Authority to use historic preservation to revitalize our community as a combination of public and affordable housing.

Lathrop is located close to Chicago's North Branch Industrial Corridor. Over our history, many Lathrop residents – including myself as a young man – worked in the industrial companies along the North Branch of the Chicago River.

I am writing to express our support for the Brownfields Area-Wide Planning Grant proposal submitted by the North Branch Works (NBW) – the organization we have long known as the LEED Council – to develop an area-wide plan for the Chicago's North Branch Planning Corridor.

When the Cotter & Company land across Damen Avenue from Lathrop Homes – a site where many Lathrop residents had been employed over the years – was targeted for residential development in the 1990s, the LEED Council and the Logan Square Neighborhood Association responded to Lathrop residents' requests to protect it as a site for jobs and economic development. That campaign led to the Costco warehouse and the living-wage jobs it provides in our community.

The three key brownfield sites that North Branch Works has identified in its proposal to you – a former tannery, a tire recycler and a steel mill – are vital to the future of the North Branch Industrial Corridor, the 15,000 people who work there and the surrounding area.

There was a battle in the Corridor between manufacturers (and their employees) and upscale real estate developers who have a very different vision for the area.

When the City of Chicago established a Planned Manufacturing District (PMD) for the North Branch Industrial Corridor – at the urging of the North Branch Works – the dispute was settled in

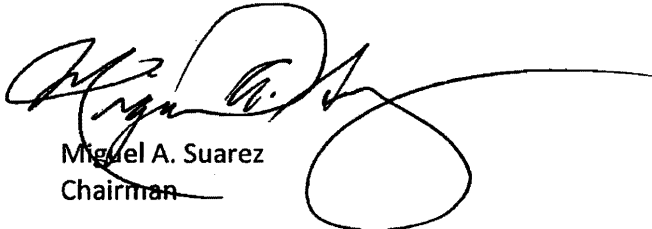
favor of the manufacturers and their jobs (and our neighborhoods). A. Finkl and Sons, owner of the steel mill site, was a key advocate for the passage of the PMD.

With Finkl Steel moving its operations to Chicago's Far South Side, the forces of gentrification are arguing that the area should change. But the North Side of Chicago still needs good locations for new industrial jobs. And the remaining manufacturers have invested heavily based on assurances that the area would remain zoned for industry. It is against this backdrop that the City asked NBW to prepare a plan for these sites that meets the needs of the local industry.

The Brownfields Area-Wide Planning Grant will allow NBW to create a realistic option for development in the form of industrial reuse and new head-of-household, living-wage jobs in the North Branch Planning Corridor – instead of losing these crucial jobs to the development of new multi-million dollar homes and windfall real estate profits.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Miguel A. Suarez', with a large, stylized flourish extending to the right.

Miguel A. Suarez
Chairman

suarez.ma3@gmail.com



Logan Square Neighborhood Association

2840 N MILWAUKEE AVE • CHICAGO, ILLINOIS, 60618
PHONE (773) 384-4370 • FAX (773) 384-0624 www.lsna.net

November 29, 2012

Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Dear Mr. West:

The Logan Square Neighborhood Association (LSNA) is a multi-issue community organization serving the Chicago neighborhoods of Logan Square, Avondale and the Lathrop Homes. We impact tens of thousands of people with nationally-recognized programs and issue campaigns in education, housing, immigration, health and the arts. We are celebrating our 50th Anniversary in 2012.

In 2003, the Local Initiatives Support Corporation (LISC) chose LSNA as one of 16 lead agencies for its New Communities Program, an initiative to support comprehensive community development.

We are writing to express our strong support for the Brownfields Area-Wide Planning Grant proposal submitted by North Branch Works (NBW) to develop an area-wide plan for Chicago's North Branch Planning Corridor.

LSNA worked closely with North Branch Works – then known as the LEED Council – throughout the 1990s and early 2000s in an economic development strategy for the area around the Julia C. Lathrop Homes, a public housing development located just north of the North Branch Industrial Corridor.

When an industrial site near the Lathrop Homes – a site where many Lathrop residents had worked over the years – was targeted for residential encroachment, LSNA organized a community campaign to retain it as a site for jobs and economic development, with extensive technical assistance from NBW. The campaign garnered the support of the surrounding community and several industrial company owners; ultimately, then-Mayor Richard M. Daley intervened to protect the land use.

LEED and LSNA then collaborated to attract an employer to the site that would provide living-wage jobs with benefits, hire from the community and promote from within. This effort culminated in the opening of Costco's first Chicago warehouse on the site in May 2001. (While the warehouse was being developed, LSNA and LEED organized a job readiness and customer service training program to prepare Lathrop Homes residents to successfully compete for the Costco jobs.)

In 2004, LSNA and NBW began a second major collaboration when we learned that a lamp maker, Frederick Cooper Inc., planned to lay off more than 100 skilled workers, close its doors and sell its 250,000 square foot factory (located half a mile west of the Lathrop Homes in Logan Square). We also

quickly learned that a developer was poised to turn the factory into condominiums, threatening the displacement of several smaller companies surround the property.

In response, LSNA and NBW formed the Cooper Lamps Task Force, a committee including soon-to-be laid-off workers, neighbors and religious leaders. The Task Force built broad community support to preserve the factory as a site for jobs and convinced Alderman Manny Flores to follow that course.

Seven years later, the former lamp factory has been renovated as both an historic landmark and a LEED-certified green building. Developer David Baum has transformed it into the Green Exchange, which leases space to a variety of businesses offering products or services that are environmentally sustainable. The Green Exchange has created hundreds of new jobs, and we anticipate that it will attract new investment to the nearby Addison Industrial Corridor, an area with some excellent employers but also vacant and underutilized properties.

The brownfield sites that NBW targets in this proposal – a steel mill, a tire recycler and a former tannery – are vital to the future of the North Branch Industrial Corridor, the neighborhoods alongside it and the 15,000 people who work there.

This Corridor has been the subject of a land use battle that pits manufacturers, their employees and neighborhoods like ours (which benefit from the head-of-household jobs they generate) against upscale residential and retail real estate developers who have a very different vision.

When the City established a Planned Manufacturing District (PMD) for the Corridor – at the urging of North Branch Works – the dispute was settled in favor of the manufacturers and their jobs. A. Finkl and Sons, owner of the steel mill site, was a key advocate for the passage of the PMD.

With Finkl moving to Chicago's South Side, the forces of gentrification will push the area to change. But Chicago still needs good locations for new industrial jobs – and the remaining manufacturers have invested heavily based on assurances that the area would remain zoned for industry. It is against this backdrop that the City asked North Branch Works to prepare a plan for these sites.

The Brownfields Area-Wide Planning Grant will provide the resources for North Branch Works to create a realistic option for equitable development in the form of industrial reuse and new head-of-household, living-wage jobs in the North Branch Planning Corridor instead of losing jobs to the development of new multi-million dollar homes and windfall real estate profits.

Please do not hesitate to contact me if you have any questions about our support for this proposal. I can be reached at (773) 384-4370, ext. 38, or at jmcdermott@lsna.net. Thank you.

Sincerely,



John McDermott
Housing & Land Use Director



November 27, 2012

Mr. Don West
Environmental Protection Agency
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Dear Mr. West:

As the Executive Vice President of Ozinga RMC, Inc. and as a member of the Board of Directors of North Branch Works, I am writing to express my support for the proposal submitted by North Branch Works for a Brownfields Area-Wide Planning Grant to develop an area-wide plan for the North Branch Corridor.

Ozinga has strong roots in Chicago, and specifically the North Branch Corridor which is in the Brownfield Service Area indicated in the proposal. Our company was started in 1928 and has since grown to almost 1000 employees becoming one of the leading material supply companies in the Midwest. As a family-owned and operated business we have been committed to investing in our local community, thereby ensuring our continued long-term operations. We are positioned adjacent to one of the catalyst sites, and are thus linked to its future.

Given this, it is essential that the redevelopment plans of the three catalyst sites envision continued manufacturing and industrial uses. The assessment and clean-up of these sites is necessary to ensure reuse by companies that would add to the local economy, through both providing jobs and broader investment in the community. This would result in the strengthening and retention of the manufacturing base on which Ozinga, other local businesses, and the larger community depend.

North Branch Works is acutely aware that what happens to this particular site will impact all of the businesses in the local community. We believe they would join with us to mobilize for continued economic development and revitalization in a way that benefits the local community and all stakeholders. I am expressing my support because I am confident that should North Branch Works receive this grant, it would further this goal.

Please feel free to contact me with any questions you may have regarding my support.

Regards,

Paul Ozinga
Executive Vice President
Ozinga RMC, Inc.





November 27, 2012

Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone 301-589-5318

Dear Mr. West:

As the Director of C.H. Robinson Chicago-Central and Vice Chair of North Branch Works' Economic Development Committee, I would like to express my full support for the Brownfields Area-Wide Planning Grant submitted by North Branch Works to develop an area-wide plan for the North Branch Corridor in Chicago, IL.

In my capacity as Vice Chair, I made a motion to request that staff of North Branch Works form a Task Force to begin work on a redevelopment plan and strategy, for the A. Finkl & Sons steel plant identified in the proposal, that would facilitate community planning, research, and technical activities. The future use of this site is inextricably linked to the future of manufacturing and industry within the North Branch Corridor. As such, this motion was supported and approved by the rest of our Board of Directors.

C.H. Robinson Chicago-Central moved to its current location within the North Branch Corridor in 2004. Our move to this area helped us grow and significantly expand our workforce from 450 employees in 2004 to over 800 today. Our successful growth in this location is due in part to the continued advocacy and work of North Branch Works that maintains this area as a Planned Manufacturing District (PMD) allowing expansion of businesses like C. H. Robinson and retention of high-wage industrial jobs that benefit the surrounding communities and provide a quality, local workforce. The security of being within a PMD enables our continued investment in this space in the long-term without worry of encroachment from non-industrial users. Some of these upscale residential and retail users are now poised to create their own vision for the redevelopment of the Finkl site. However, the continued success of industry in this area rests within a vision, like North Branch Works', which endeavors to create a strong manufacturing and industrial based local economy.

The Brownfields Area-Wide Planning Grant would facilitate North Branch Works' in the clean-up and subsequent industrial reuse of the Finkl and other catalyst sites in their proposal. With the support of our board of directors, North Branch Works is moving forward in developing the area-wide plan and implementation strategy. This work is crucial to preserving the area for manufacturing and industrial uses and as such, retains my full support.

Please feel free to contact me if you have any questions concerning my support for this project.

Regards,

A handwritten signature in dark ink, appearing to read "Patrick Nolan".

Patrick Nolan
Director, C.H. Robinson Chicago-Central
C.H. Robinson Chicago-Central



PRECIOUS METALS DIVISION - REFINERS OF GOLD, SILVER AND PLATINUM GROUP METALS

November 27, 2012

Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone 301-589-5318

Dear Mr. West:

As the Sr. Vice President of Sipi Metals Corp and North Branch Works board member, I am writing to indicate my support for the Brownfields Area-Wide Planning Grant submitted by North Branch Works to develop an area-wide plan for the North Branch Corridor.

Sipi Metals Corp. was founded in 1905 and has been in business continuously for over a century. We are a refiner of precious metals and manufacturer of copper alloys. Currently we employ 150 people and generate annual sales of approximately \$300,000,000. Our successes both past and future depend on the support of organizations like North Branch Works. North Branch works advocated for the creation of Planned Manufacturing Districts (PMDs) that are integral to the stability of manufacturing and high-wage industrial jobs. Our location within a PMD creates a buffer from the incursion of residential and retail establishments that drive out industrial operations while allowing us to retain a local workforce and invest long-term in our surrounding community.

Sipi Metals Corp is located in the Brownfield Service Area near the three catalyst sites. We have a vested interest in maintaining the manufacturing climate that this area has afforded us. To do so, a plan needs to be in place to guide redevelopment efforts with the benefits to the local economy that industrial uses present in the forefront. Brownfields assessment is an initial, but essential step followed by clean-up and reuse. These steps create a path toward a sustainable development. This type of vision and development plan is what helped us remain in business for over 100 years. This is the type of development that will attract businesses like mine that will become positively involved in the fate of the local community.

North Branch Works has labored toward the collective vision we have for this area and this plan falls in line with that vision. I support their efforts.

Please contact me with any questions you may have concerning my support.

Regards,

George Phillips
Sr. Vice President
Sipi Metals Corp



SCOTT E. WAGUESPACK

Alderman, 32nd Ward - City Council of Chicago

www.ward32.org

32nd Ward Office:
2657 North Clybourn Avenue
Chicago, IL 60614
773 248 1330 tel ■ 773 248 1360 fax
info@ward32.org

City Hall Office:
121 North LaSalle, Suite 300
Chicago, IL 60602
312 744 6567 tel ■ 312 744 4852 fax
ward32@cityofchicago.org

November 26, 2012

Mr. Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910


Dear Mr. West:

I am writing in support of an application by the North Branch Works/Leed Council to the US Environmental Protection Agency for their Brownfields Area-Wide Planning Grant. The application is to facilitate community planning, research and other technical assistance necessary to develop an area-wide plan and implementation strategy to facilitate Brownfields assessment, clean-up and subsequent reuse of the Finkl Steel and adjacent Brownfield sites located in the Clybourn Corridor Planned Manufacturing District on Chicago's Near North side.

For the past several years I have represented this region and have worked with North Branch Works and all of its members to craft and implement a re-use and redevelopment vision for this vital industrial corridor that supports Chicago businesses and the economy in several ways. We have maintained a strong position on the redevelopment of the Finkl Steel and surrounding locations with the organization and its' members and would like to continue to support them through this application process.

Please feel free to reach out if you have any questions or concerns. Thank you for your consideration of the application on behalf of North Branch Works.

Yours very truly,


Scott E. Waguespack
Alderman, 32nd Ward
City of Chicago

cc: Ted Wysocki, North Branch Works
Mike Holzer, North Branch Works
Commissioner Andrew Mooney, DHED

Delta Institute

35 East Wacker Drive
Suite 1200
Chicago, Illinois 60601
312 554 0900
312 554 0193 fax
www.delta-institute.org



November 27, 2012

Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone 301-589-5318

Dear Mr. West:

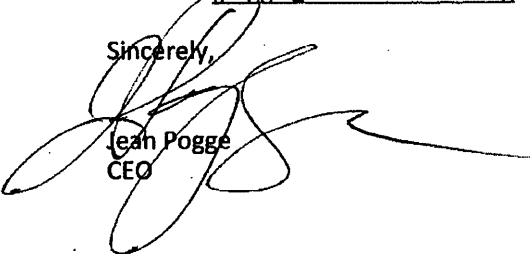
On behalf of the Delta Institute, I am writing to express my full support for the Brownfields Area-Wide Planning Grant proposal submitted by North Branch Works (formerly the LEED Council) to develop an area-wide plan for the North Branch Planning Corridor in Chicago, IL. The Delta Institute has agreed to be a partner in all aspects of this grant—cooperative agreement oversight, community involvement, existing conditions research, site reuse planning and area-wide and implementation plan development. The Delta Institute is identified in the grant as a sub-grantee.

We are very excited about our partnership with LEED. The three catalyst brownfield sites identified in the proposal, steel mill, a tire recycler and a former tannery, are key to the future of the North Branch Industrial Corridor, the working class neighborhoods nearby and the 15,000 people who work there. This Corridor has been the locus of a long standing land use battle between manufacturers, their employees and the working class neighborhoods that benefit from the head-of-household jobs they generate and upscale residential and retail real estate developers who have a very different vision for the area. When the Planned Manufacturing District (PMD) was established for this area by the Chicago City Council at the urging of the LEED Council the dispute was settled in favor of the manufacturers and their jobs. A. Finkl and Sons, owner of the steel mill site, was a key advocate for the passage of the PMD. With Finkl now moving to the south side of Chicago, the forces of gentrification are arguing that the area should change. Yet, Chicago still needs good locations for new industrial jobs and the remaining manufacturers have invested heavily based on assurances that the area would remain zoned for industry. It is against this backdrop that the City asked the LEED Council, to prepare a plan for these sites that meets the needs of the local industry.

The Brownfields Area-Wide Planning Grant will provide the resources for the LEED Council to create a realistic option for equitable development in the form of industrial reuse and new middle class jobs in the North Branch Planning Corridor instead of jobs lost to the development of new multi-million dollar homes and windfall real estate profits.

Feel free to contact me if you have any questions about the Delta Institute's commitment to or role in delivering the outputs and outcomes identified in the grant proposal. I can be reached at 312 554-0900 x31 or at jpogge@delta-institute.org.

Sincerely,


Jean Pogge
CEO



LEED COUNCIL

Advancing
Economic
Opportunity

November 29, 2012

Environmental Management Support, Inc.
Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

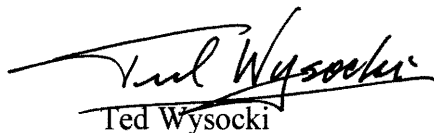
Dear Mr. West:

This letter is to affirm that the Local Economic and Employment Development Council is committing \$14,000 of our 2013 Local Industrial Retention Initiative delegate agency contract with the Chicago Department of Housing & Economic Development to be deployed towards the task of Community Involvement as described in our proposal to the United States Environmental Protection Agency (US EPA) for funding under the Brownfields Area-Wide Planning Grant program.

The "North River Industrial Brownfields Redevelopment Plan" will be a significant and catalytic factor to the retention and expansion of industry in the city of Chicago. As such, we are committed organizationally to encouraging substantive community involvement in shaping this plan for our economic future. We will be deploying the expertise of our Director of Economic Development and our Associate Director of Sustainable Economic Development to assure the completion of this task.

With our long and solid relationship with the Chicago Department of Housing & Economic Development, our extensive business partners, and supportive community stakeholders, we look forward to an engaged community process,

Sincerely,



Ted Wysocki
President and CEO

LOCAL ECONOMIC AND EMPLOYMENT DEVELOPMENT COUNCIL

1866 North Marcey Street • Chicago, IL 60614 • 773.929.5552 • fax: 773.929.6162 • www.leedcouncil.org

Appendix 2: Other Factors Checklist

Name of Applicant: Local Economic and Employment Development Council
Please identify with an **X** any of the items below which may apply to your proposed BF AWP project area as described in your proposal. EPA may verify these disclosures and supporting information prior to selection and may consider this information during the evaluation process. Attach documentation to your proposal as applicable; otherwise, this information may not be considered in the grant selection process.

- ☒ Applicant's proposed BF AWP project is in an urban area, where the population of the overall community is 100,000 or more
- ☐ Applicant's proposed BF AWP project is in a rural area, where the population of the overall community is 20,000 or less and is not located in a Metropolitan Statistical Area
- ☐ Applicant is, or applicant will assist, a federally recognized Indian Tribe or an entity from a United States Territory
- ☐ Applicant proposes to serve an area designated as a federal, state or local Empowerment Zone or Renewal Community. To be considered, **applicant must attach documentation** which demonstrates this current designation.
- ☐ Applicant's proposed BF AWP project area has been affected by recent (2005 or later) natural disaster(s). To be considered, **applicant must identify here** the timeframe and type of natural disaster(s) that occurred: _____
- ☐ Applicant's proposed BF AWP project area contains recent (2007 or later) industry plant closures or other significant economic disruptions. To be considered, **applicant must identify here** the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption within the BF AWP project area: _____
- ☐ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the BF AWP project area, and can demonstrate that funding from a PSC grant has or will benefit the BF AWP project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.

Application for Federal Assistance SF-424

Version 02

*1. Type of Submission <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		*2. Type of Application <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		*If Revision, select appropriate letter(s): * Other (Specify)	
*3. Date Received:		4. Application Identifier:			
5a. Federal Entity Identifier:			*5b. Federal Award Identifier:		
State Use Only:					
6. Date Received by State:			7. State Application Identifier:		
8. APPLICANT INFORMATION:					
* a. Legal Name: Local Economic & Employment Development Council					
* b. Employer/Taxpayer Identification Number (EIN/TIN): 36-4441222			*c. Organizational DUNS: 149512373		
d. Address:					
*Street1: 1866 Marcey Street Street 2: *City: Chicago County: Cook *State: IL Province: Country: US *Zip/ Postal Code: 60614					
e. Organizational Unit:					
Department Name: Economic Development			Division Name:		
f. Name and contact information of person to be contacted on matters involving this application:					
Prefix: Mr. Middle Name: *Last Name: Holzer Suffix: Title: Director of Economic Development Organizational Affiliation: Employee of LEED Council					
*Telephone Number: 773-929-5552			Fax Number: 773-929-6162		
*Email: mike@northbranchworks.org					

Application for Federal Assistance SF-424

Version 02

9. Type of Applicant 1: Select Applicant Type: **M, Nonprofit**

Type of Applicant 2: Select Applicant Type:

- Select One -

Type of Applicant 3: Select Applicant Type:

- Select One -

*Other (specify):

*10. Name of Federal Agency:

US Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.814

CFDA Title:

Brownfields Training, Research & Technical Assistance Grants & Cooperative Agreements

*12. Funding Opportunity Number: **EPA-OSWER-OBLR-12-06**

*Title: **Brownfields Area-Wide Planning Grant**

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Chicago, Cook County, Illinois

*15. Descriptive Title of Applicant's Project:

North River Industrial Brownfields Industrial Redevelopment Plan

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of: IL-05, Congressman Mike Quigley

*a. Applicant
IL-05

*b. Program/Project:
IL-05

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project: North River Industrial Brownfields Redevelopment Plan

*a. Start Date: July 1, 2013

*b. End Date: June 30, 2015

18. Estimated Funding (\$):

*a. Federal \$200,000.00

*b. Applicant

*c. State

*d. Local

*e. Other \$14,000.00

*f. Program Income

*g. TOTAL \$214,000.00

*19. Is Application Subject to Review By State Under Executive Order 12372 Process?

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372

*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

☐ Yes

☒ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ **I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr.

*First Name: Ted

Middle Name:

*Last Name: Wysocki

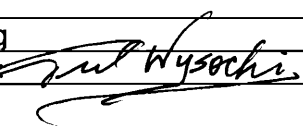
Suffix:

*Title: President & CEO

*Telephone Number: 773-929-5552

Fax Number: 773-929-6162

*Email: ted@northbranchworks.org

*Signature of Authorized Representative: 

Date Signed: 11-30-12



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

CITY OF CHICAGO

November 26, 2012
Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910


Dear Mr. West:

The Department of Housing and Economic Development (DHED) supports the application by North Branch Works [formerly known as the Local Economic & Employment Development (LEED) Council] to the US Environmental Protection Agency for a Brownfields Area-Wide Planning Grant to facilitate community planning, research and other technical assistance toward the development of an area-wide plan and implementation strategy to facilitate the reuse of the A. Finkl and Sons Steel plant and adjacent brownfield sites located in the Clybourn Corridor Planned Manufacturing District on Chicago's near north side. A. Finkl & Sons stood at this site for over one-hundred years but is now in the process of relocating to a new, state of the art steel plant on the south side of Chicago. We are therefore beginning a consideration of future uses for the original site and believe that the study proposed by North Branch Works will inform our thinking.

North Branch Works is a non-profit, community-based economic development organization and a delegate agency funded in part by our Department to deliver industrial retention and development services to companies in the North Branch and Addison Industrial Corridors in Chicago. We view the pending proposal to EPA as an extension of the work they have been doing with the City. North Branch Works has participated in or led similar efforts in the past, including an initiative that resulted in development of a 30-acre, former railroad yard into the Goose Island Industrial Park, a catalytic project that has added a significant number of jobs and firms to this Industrial district.

The Department encourages organizations like North Branch Works to bring reuse and redevelopment plans to the City for consideration. We will provide data and planning assistance to the process, as appropriate, should it receive EPA funding. Of course, we reserve the right to review and/or endorse the plans and strategies that result from this process at their conclusion.

Thank you for your consideration. Please feel free to contact me if you have any questions regarding this matter.

Sincerely,

Andrew Mooney
Commissioner

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

BUDGET INFORMATION - Non-Construction Programs

OMB Approval No. 0348-0044

SECTION A - BUDGET SUMMARY						
Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. Leave Blank	Leave Blank	\$	\$	\$	\$	\$ 0.00
2. Brownfields Training	66.814			200,000.00	14,000.00	214,000.00
3.						0.00
4.						0.00
5. Totals		\$ 0.00	\$ 0.00	\$ 200,000.00	\$ 14,000.00	\$ 214,000.00

SECTION B - BUDGET CATEGORIES						
6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)	
	(1)	(2)	(3)	(4)		
a. Personnel	\$	\$	\$ 46,000.00	\$ 14,000.00	\$ 60,000.00	
b. Fringe Benefits					0.00	
c. Travel			1,300.00		1,300.00	
d. Equipment					0.00	
e. Supplies			1,805.00		1,805.00	
f. Contractual			150,895.00		150,895.00	
g. Construction					0.00	
h. Other					0.00	
i. Total Direct Charges (sum of 6a-6h)		0.00	0.00	200,000.00	14,000.00	214,000.00
j. Indirect Charges					0.00	
k. TOTALS (sum of 6i and 6j)	\$	0.00	0.00	\$ 200,000.00	\$ 14,000.00	\$ 214,000.00

7. Program Income	\$	\$	\$ 0.00	\$ 0.00	\$ 0.00
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Previous Edition Usable

Standard Form 424A (Rev. 7-97)
Prescribed by OMB Circular A-102

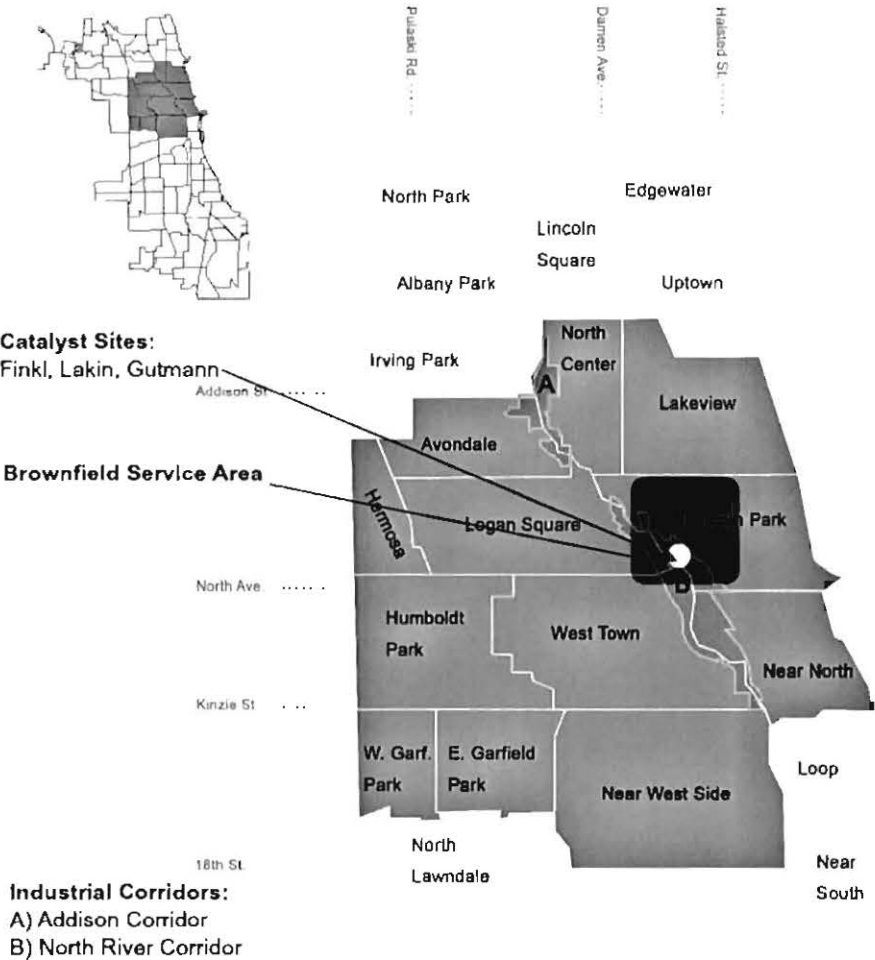
SECTION C - NON-FEDERAL RESOURCES				
(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS
8. City of Chicago Contract	\$	\$	\$ 14,000.00	\$ 14,000.00
9. Federal				0.00
10.				0.00
11.				0.00
12. TOTAL (sum of lines 8-11)	\$ 0.00	\$ 0.00	\$ 14,000.00	\$ 14,000.00

SECTION D - FORECASTED CASH NEEDS					
	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	\$ 126,610.00	\$ 3,730.00	\$ 37,010.00	\$ 54,074.00	\$ 31,796.00
14. Non-Federal	11,200.00	700.00	2,800.00	4,200.00	3,500.00
15. TOTAL (sum of lines 13 and 14)	\$ 137,810.00	\$ 4,430.00	\$ 39,810.00	\$ 58,274.00	\$ 35,296.00

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT				
(a) Grant Program	FUTURE FUNDING PERIODS (Years)			
	(b) First	(c) Second	(d) Third	(e) Fourth
16. City of Chicago Contract	\$ 1,400.00	\$ 1,400.00	\$	\$
17. Federal	23,301.00	16,807.00	16,641.00	16,641.00
18.				
19.				
20. TOTAL (sum of lines 16-19)	\$ 24,701.00	\$ 18,207.00	\$ 16,641.00	\$ 16,641.00

SECTION F - OTHER BUDGET INFORMATION	
21. Direct Charges:	22. Indirect Charges:
23. Remarks:	

Brownfield Area-Wide Planning Corridor Map





SCOTT WAGUESPACK

COMMITTEE MEMBERSHIPS

CITY COUNCIL CITY OF CHICAGO

COUNCIL CHAMBER

CITY HALL—Room 300
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE: 312-744-6567

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COMMITTEES, RULES AND ETHICS

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CULTURAL AFFAIRS

November 27, 2012

Mr. Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Dear Mr. West,

I am writing in support of an application by the North Branch Works/Leed Council to the US Environmental Protection Agency for their Brownfields Area-Wide Planning Grant. The application is to facilitate community planning, research and other technical assistance necessary to develop an area-wide plan and implementation strategy to facilitate Brownfields assessment, clean-up and subsequent reuse of the Finkl Steel and adjacent Brownfield sites located in the Clybourn Corridor Planned Manufacturing District on Chicago's Near North side.

For the past several years I have represented this region and have worked with North Branch Works and all of its members to craft and implement a re-use and redevelopment vision for this vital industrial corridor that supports Chicago businesses and the economy in several ways. We have maintained a strong position on the redevelopment of the Finkl Steel and surrounding locations with the organization and its members and would like to continue to support them through this application process.

Please feel free to reach out if you have any questions or concerns. Thank you for your consideration of the application on behalf of North Branch Works.

Yours very truly,

Scott E. Waguespack

Alderman, 32nd Ward

City of Chicago

cc: Ted Wysocki, North Branch Works

Mike Holzer, North Branch Works